

CHARLES HAWKINS CO.



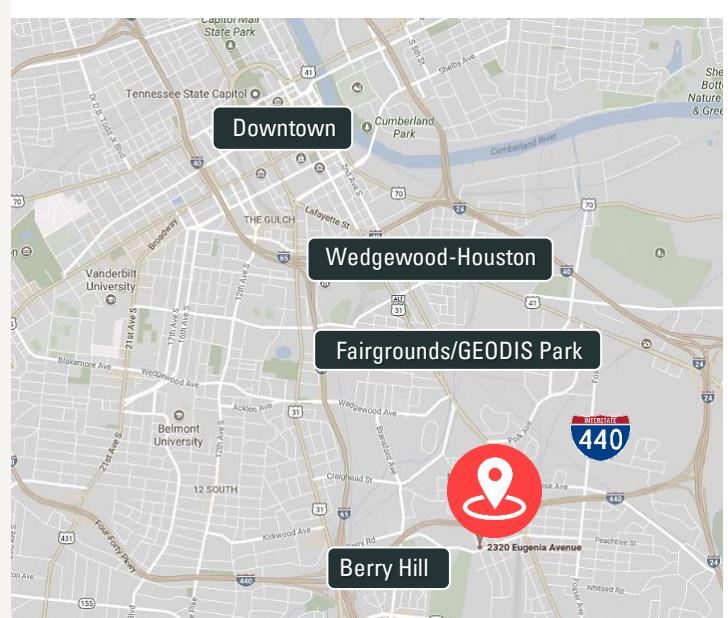
**Disclaimer: The rendering is AI-generated; the actual product may vary.*

FOR SALE

NEW CONSTRUCTION (Coming Spring 2026)

Opportunity to Purchase a Newly Constructed Industrial Warehouse along the Nolensville Pike Corridor

2304 Eugenia Avenue, Nashville, TN 37211



HIGHLIGHTS

- New Construction (Spring 2026 Estimated Delivery)
- Opportunity to purchase a newly constructed industrial warehouse along the Nolensville Pike corridor adjacent to Berry Hill and Wedgewood-Houston
- ±4,200 SF
- Sale Price: \$1,600,000
- Two-Story Office Buildout
- (1) 16' x 12' Drive-In Door
- Clear Span
- Ceiling Heights: 19' Eave; 25' Center
- LED Lighting
- Zoned IWD
- Convenient access to I-440 (less than 1 mile)

Tee Patterson, SIOR

First Vice President

O: 615.345.7229

tpatterson@charleshawkinsco.com

Jake Morris

Senior Vice President

C: 678.209.4851

jmorris@charleshawkinsco.com

Exclusively listed by:

Charles Hawkins Co.

2920 Berry Hill Dr., Ste 100

Nashville, TN 37204

T: 615.256.3189

charleshawkinsco.com

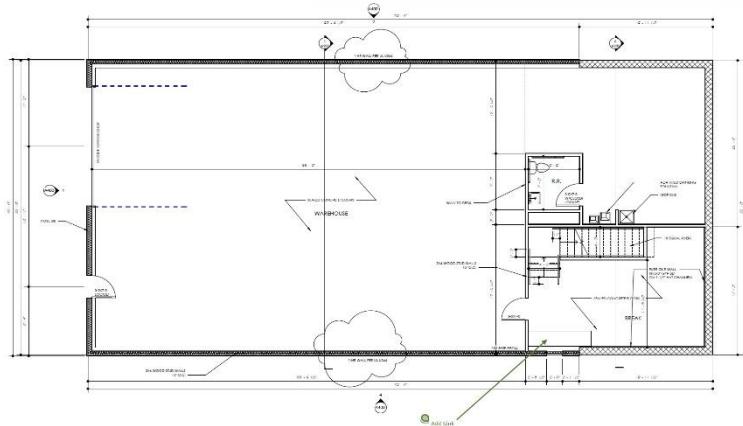
For Sale
New Construction
Industrial Building

2304 Eugenia Ave
Nashville, TN 37211
Davidson County

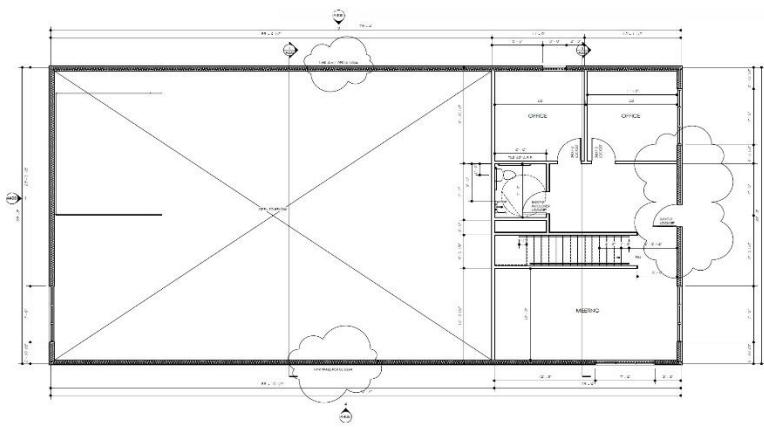
CHARLES
HAWKINS CO.

FLOOR PLANS

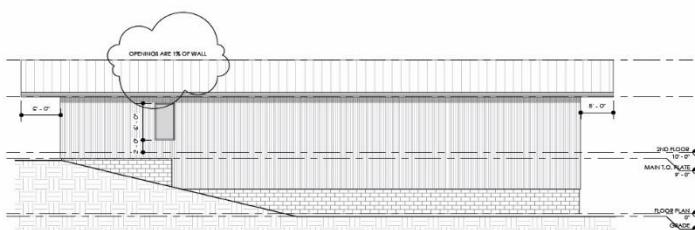
1st Floor



2nd Floor



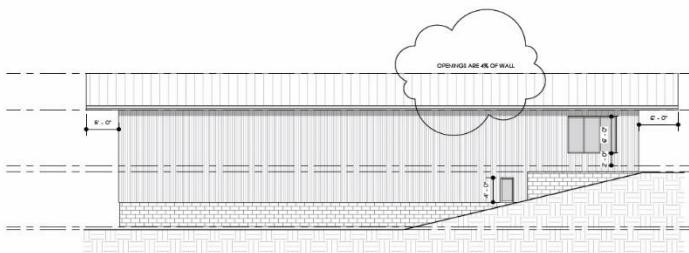
ELEVATIONS



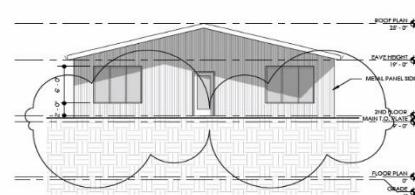
NORTH ELEVATION [2]



EAST ELEVATION [1]



SOUTH ELEVATION [4]



WEST ELEVATION [3]

Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
New Construction
Industrial Building

2304 Eugenia Ave
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.

RENDERING

**Disclaimer: The rendering is AI-generated; the actual product may vary.*



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

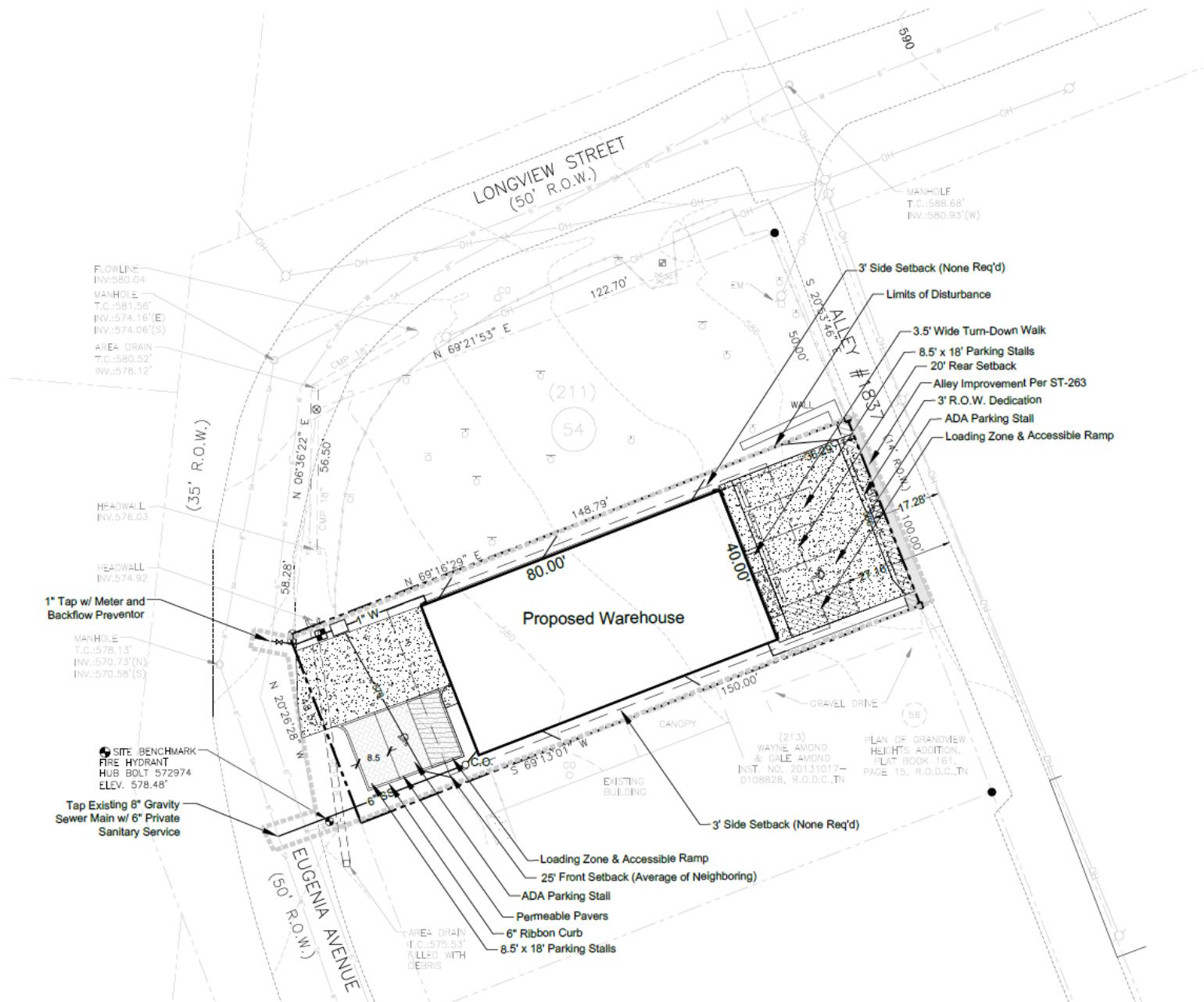
For Sale

New Construction Industrial Building

2304 Eugenia Ave
Nashville, TN 37211
Davidson County

CHARLES HAWKINS CO.

SITE PLAN



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com

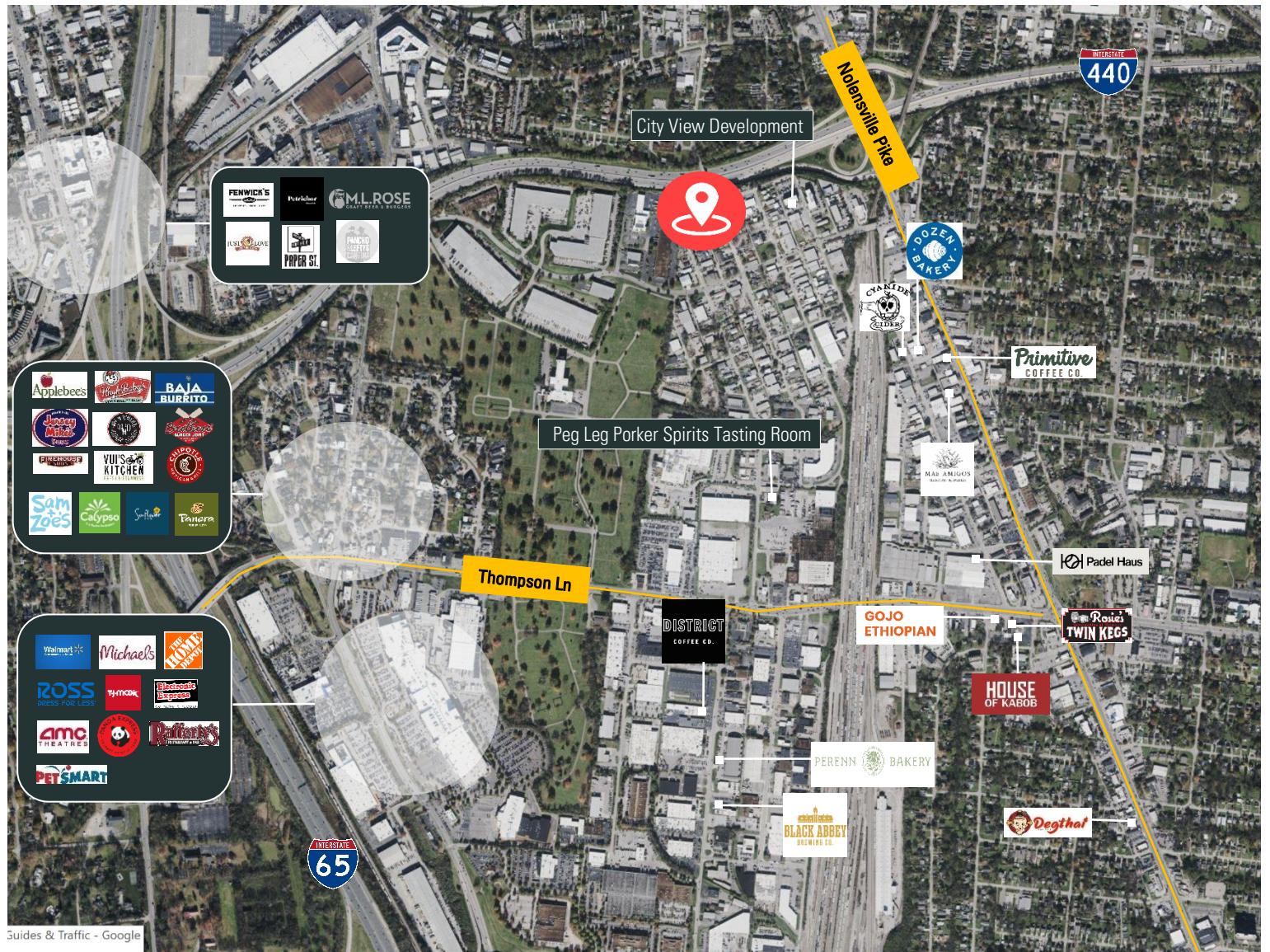
Exclusively listed by:
Charles Hawkins Co.
9 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615 256 3189

For Sale
New Construction
Industrial Building

2304 Eugenia Ave
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.

PROXIMITY AERIAL



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189

For Sale
New Construction
Industrial Building

2304 Eugenia Ave
Nashville, TN 37211
Davidson County

CHARLES
HAWKINS CO.

AERIAL



Tee Patterson, SIOR
First Vice President
O: 615.345.7229
tpatterson@charleshawkinsco.com

Jake Morris
Senior Vice President
C: 678.209.4851
jmorris@charleshawkinsco.com

Exclusively listed by:
Charles Hawkins Co.
2920 Berry Hill Dr., Ste 100
Nashville, TN 37204
T: 615.256.3189